

LONG HILL TOWNSHIP ZONING BULK REQUIREMENTS

ITEM	REQUIRED	REQUIRED	EX. LOT 16.01	EX. LOT 16.01	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4	PROP. LOT 5	PROP. LOT 6
ZONING DISTRICT	C	R2	C	R2	R2	R2	R2	R2	R2	R2
MINIMUM LOT AREA	3 AC.	45,000 S.F.	2.86 AC.(NC)	329,976 S.F.	45,045 S.F.	55,177 S.F.	45,725 S.F.	45,064 S.F.	45,090 S.F.	45,635 S.F.
MIN. LOT WIDTH (FRONTAGE)	250 FT.	150 FT.	> 250 FT.	> 150 FT.	174.04 FT	150.00 FT	157.55 FT	150.00 FT	175.01 FT	150.00 FT
MIN. FRONT YARD	75 FT.	75 FT.	N/A	N/A	> 75 FT.	> 75 FT.	> 75 FT.	> 75 FT.	> 75 FT.	> 75 FT.
MIN. REAR YARD	50 FT.	50 FT.	N/A	N/A	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.
MIN. SIDE YARD	25 FT.	25 FT.	N/A	N/A	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.
MAXIMUM LOT COVERAGE (%)	15%	20%	0%	0%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
MINIMUM FLOOR AREA	1,500 S.F.	1,500 S.F.	N/A	N/A	>1,500 S.F.	>1,500 S.F.	>1,500 S.F.	>1,500 S.F.	>1,500 S.F.	>1,500 S.F.
FLOOR AREA RATIO	N/A	15%	N/A	N/A	< 15%	< 15%	< 15%	< 15%	< 15%	< 15%
MAXIMUM BUILDING HEIGHT	35 FT/2.5 STY.	35 FT/2.5 STY.	N/A	N/A	≤ 35 FT/2.5 STY.	≤ 35 FT/2.5 STY.	≤ 35 FT/2.5 STY.	≤ 35 FT/2.5 STY.	≤ 35 FT/2.5 STY.	≤ 35 FT/2.5 STY.

(N/A) INDICATES THAT ITEM IS NOT APPLICABLE  
 (NC) INDICATES A PRE-EXISTING NONCONFORMITY  
 (V) INDICATES THAT A VARIANCE IS REQUESTED FOR THIS ITEM

CRITICAL AREAS WITHIN PROPOSED LOTS 1-6

PROPOSED LOT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
CRITICAL AREA	6,841 SF	10,525 SF	13,440 SF	0 SF	0 SF	0 SF
NONCRITICAL AREA	38,204 SF	44,652 SF	32,285 SF	45,064 SF	45,090 SF	45,635 SF
TOTAL AREA	45,045 SF	55,177 SF	45,725 SF	45,064 SF	45,090 SF	45,635 SF

CRITICAL AREA BREAKDOWN

CRITICAL AREAS	AREA WITHIN R2 ZONE (SF)	AREA WITHIN C ZONE (SF)
STEEP SLOPE	17,445	0
WETLANDS	2,214	59,176
WETLANDS BUFFER	11,147	49,939
FLOOD HAZARD AREA	0	75,628
TOTAL CRITICAL AREA	30,806	184,743

NOTE:  
 1. CRITICAL AREA IS DEFINED AS AREAS OF STEEP SLOPES GREATER THAN 15% OR ANY AREAS WITHIN THE WETLANDS, WETLANDS BUFFER, OR FLOOD HAZARD AREA. THE 50' BUFFER OF STEEP SLOPE AREAS ARE NOT CONSIDERED A CRITICAL AREA.  
 2. NO DISTURBANCES TO CRITICAL AREAS WITHIN THE C ZONE ARE PROPOSED.  
 3. ONLY CRITICAL AREAS WITHIN EXISTING BLOCK 13302, LOT 16.01 ARE INCLUDED IN THE CRITICAL AREA BREAKDOWN.

COUNTY APPROVAL BLOCK

CERTIFICATIONS/APPROVALS

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED \_\_\_\_\_ HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

WAYNE J. INGRAM, PLS LIC.#24GB04258200 DATE (AFFIX SEAL)

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION IS MADE WITH OUR AUTHORIZATION FREE CONSENT AND IS IN FULL ACCORDANCE WITH OUR DESIRES.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE LONG HILL TOWNSHIP PLANNING BOARD HAVE BEEN COMPLIED WITH.

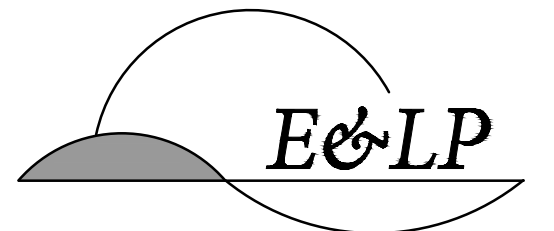
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL NOTES:

- OWNER/APPLICANT: MARIO PARISI, SR. 8 OVERLOOK DRIVE GILLETTE, NEW JERSEY 07933 PHONE #: 973-714-2289
- BOUNDARY & TOPOGRAPHIC INFORMATION REFERENCES THE SURVEY ENTITLED "PLAN OF SURVEY FOR BLOCK 13302 LOT 16.01 LOCATED IN LONG HILL TOWNSHIP, MORRIS COUNTY, NEW JERSEY PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, DATED SEPTEMBER 11, 2017.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCE (NOTE #2 ABOVE) FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- ALL PROPOSED LOT NUMBERS TO BE COORDINATED WITH MUNICIPAL TAX ASSESSOR.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
 PH. 908-238-0544 FAX. 908-238-9572  
 A PROFESSIONAL ASSOCIATION  
 CERTIFICATE OF AUTHORIZATION NO.: 24GA2021500 EXP. 8/31/2022

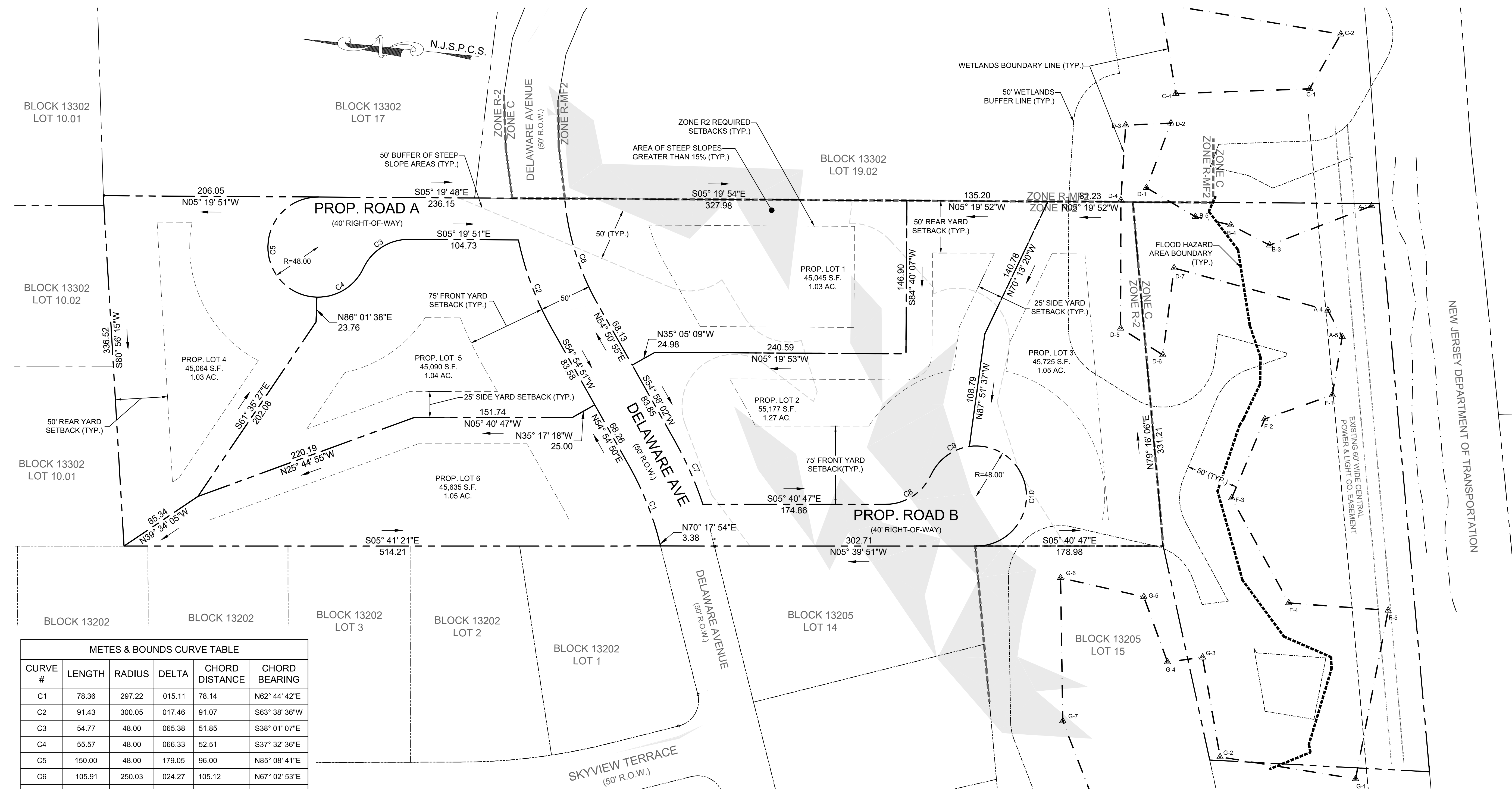
NO.	REVISION	BY	DATE

DATE: 06/24/2021  
 DATE: \_\_\_\_\_  
 WAYNE J. INGRAM  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 N.J. P.E. & P.L.S. NO. 24GB04258200

PROJECT:  
 MAJOR SUBDIVISION PLAN  
 FOR MARIO PARISI  
 BLOCK 13302, LOT 16.01  
 DELAWARE AVENUE  
 LONG HILL TOWNSHIP  
 MORRIS COUNTY NEW JERSEY

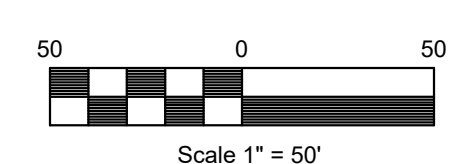
TITLE:  
 SKETCH MAJOR  
 SUBDIVISION PLAT

JOB NO.: 0115210 DRAWING NO.:  
 SCALE: 1"=50'  
 DESIGNED: MMS  
 CHECKED: CN  
 FILENAME: 05\_PLAT  
 DATE: 6/24/2021



METES & BOUNDS CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	78.36	297.22	015.11	78.14	N62° 44' 42"E
C2	91.43	300.05	017.46	91.07	S63° 38' 36"W
C3	54.77	48.00	065.38	51.85	S38° 01' 07"E
C4	55.57	48.00	066.33	52.51	S37° 32' 36"E
C5	150.00	48.00	179.05	96.00	N85° 08' 41"E
C6	105.91	250.03	024.27	105.12	N67° 02' 53"E
C7	66.15	341.33	011.10	66.05	S60° 33' 29"W
C8	54.77	48.00	065.38	51.85	S38° 22' 03"E
C9	48.02	48.00	057.32	46.04	S42° 23' 43"E
C10	157.55	48.00	188.06	95.76	S80° 17' 33"W



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